

verizon

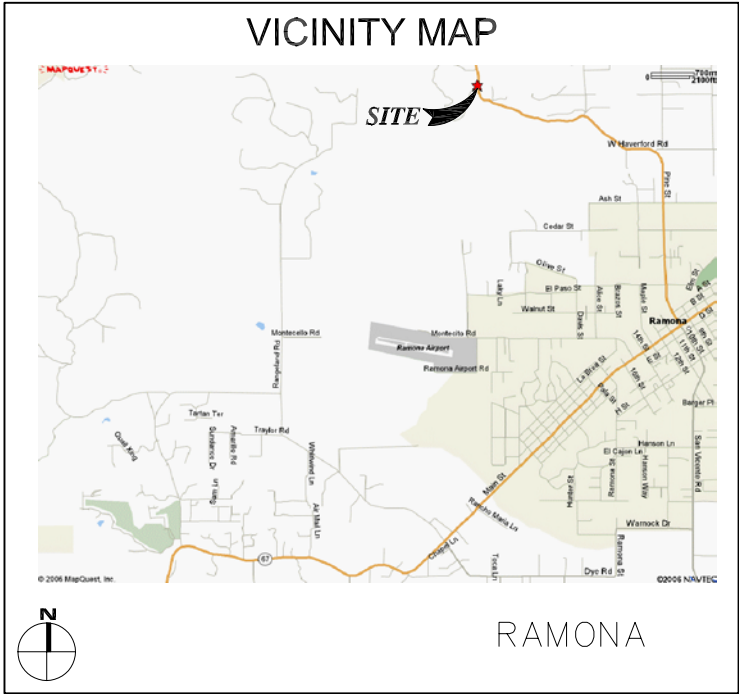
wireless

CLEVENGER CANYON

19109 HORIZON VIEW DRIVE

RAMONA, CALIFORNIA 92065

SPECIAL INSPECTIONS		
1	CONCRETE	13.1 VERIFY SOIL CONDITIONS ARE SUBSTANTIALLY IN CONFORMANCE WITH THE SOIL INVESTIGATION REPORT
2	BOLTS INSTALLED IN CONCRETE	13.2 VERIFY THAT FOUNDATION EXCAVATIONS EXTEND TO PROPER DEPTH AND BEARING STRATA
3	CONCRETE MOMENT-RESISTING SPACE FRAME	13.3 PROVIDE SOIL COMPACTION TEST RESULTS, DEPTH OF FILL, RELATIVE DENSITY, BEARING VALUES
4	REINFORCING STEEL AND PRESTRESSING STEEL	13.4 PROVIDE SOIL EXPANSION TEST RESULTS, EXPANSION INDEX, RECOMMENDATIONS FOR FOUNDATIONS, ON-GRADE FLOOR SLAB DESIGN FOR EACH BUILDING SITE
5.1	ALL STRUCTURAL WELDING	14 SMOKE CONTROL SYSTEM
5.2	WELD TESTING DUCTILE MOMENT-RESISTING STEEL FRAME	15 SPECIAL CASES (DESCRIBE)
5.3	WELDING REINFORCING STEEL	16 OFF-SITE FABRICATION OF BUILDING COMPONENTS
6	HIGH-STRENGTH BOLTING	17 OTHER SPECIAL INSPECTIONS AS REQUIRED BY DESIGNER
7	STRUCTURAL MASONRY	
8	REINFORCED GYPSUM CONCRETE	
9	INSULATING CONCRETE FILL	
10	SPRAY-APPLIED FIREPROOFING	
11	DEEP FOUNDATIONS (PILING, DRILLED & CAISSONS)	
12	SHOTORETE	
NO.	DESCRIPTION OF TYPE OF INSPECTION REQUIRED, LOCATION, REMARKS.	



CONSULTANT TEAM

CLIENTS REPRESENTATIVE:

PLANCOM, INC.
302 STATE PLACE
ESCONDIDO, CALIFORNIA 92029
PHONE: (858) 382-5813
CONTACT: BEN CHASSEN

ARCHITECT:

JEFFREY ROME & ASSOCIATES
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CONTACT: JEFF ROME

SURVEYOR:

BERT HAZE AND ASSOCIATES
130 MCCORMICK AVENUE
SUITE: 102
COSTA MESA, CALIFORNIA 92626
PHONE: (714) 557-1567
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CONTACT: BERT HAZE

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

OWNER: STEVE MASON
19109 HORIZON VIEW DRIVE
RAMONA, CALIFORNIA 92065
SITE CONTACT: STEVE MASON
(760) 994-6507

PROJECT DESCRIPTION/SCOPE:
VERIZON WIRELESS PROPOSES TO CONSTRUCT, OPERATE AND MAINTAIN AN UNMANNED WIRELESS COMMUNICATIONS FACILITY. THIS FACILITY WILL CONSIST OF THE FOLLOWING:

- (12) PROPOSED ANTENNAS MOUNTED ON (1) PROPOSED MONOPINE.
- (1) PROPOSED EQUIPMENT BUILDING.
- (1) 4'-0"Ø PROPOSED MICROWAVE ANTENNA
- (1) PROPOSED GPS ANTENNA.
- (1) PROPOSED EMERGENCY GENERATOR.
- PROPOSED 8'-0" HIGH BLOCK WALL ENCLOSURE.
- PROPOSED UTILITY RUNS FOR TELEPHONE AND ELECTRICAL SERVICE.

OTHER ON-SITE TELECOM FACILITIES: NONE

PROJECT ADDRESS: 19109 HORIZON VIEW DRIVE
RAMONA, CALIFORNIA 92065

ASSESSORS PARCEL NUMBER: 279-020-88

EXISTING ZONING: SD1 111 SFR

OVERLAY: NONE

PROPOSED PROJECT AREA: 840 SF

PROPOSED TYPE OF CONSTRUCTION: TYPE V-N

PROPOSED OCCUPANCY: B

EXISTING TYPE OF CONSTRUCTION: TYPE V-N

EXISTING OCCUPANCY: B

JURISDICTION: COUNTY OF SAN DIEGO

LEGAL DESCRIPTION:
SEE SHEET C-1.

SHEET INDEX

T-1 TITLE SHEET

A-0 SITE PLAN

A-1 ENLARGED SITE PLAN AND SEPTIC LAYOUT PLAN

A-1.1 ENLARGED EQUIPMENT PLAN, ANTENNA PLAN AND ANTENNA SCHEDULE AND SPECS

A-2 NORTHWEST, SOUTHEAST, NORTHEAST, & SOUTHWEST ELEVATIONS

L-1 LANDSCAPE PLAN

C-1 SITE SURVEY (FOR REFERENCE ONLY)

C-2 SITE SURVEY (FOR REFERENCE ONLY)

C-3 SITE SURVEY (FOR REFERENCE ONLY)

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

CALIFORNIA BUILDING CODE, 2001 EDITION
UNIFORM BUILDING CODE, 1997 EDITION
UNIFORM PLUMBING CODE, 1997 EDITION
UNIFORM MECHANICAL CODE, 1997 EDITION
NATIONAL ELECTRICAL, 1996 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN 24"X36" FORMAT. IF THIS DRAWING SET IS NOT 24"X36", THIS SET IS NOT TO SCALE.

JRA

Jeffrey Rome & Associates, Inc.

Architecture & Telecommunications
3 San Joaquin Plaza, Suite 155
Newport Beach, California 92660
Phone: (949) 760-3929
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PROPRIETARY INFORMATION

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LICENSED ARCHITECT
JEFFREY L. ROME
C-020876
FEB. 28, 2009
STATE OF CALIFORNIA

PREPARED FOR

verizon

wireless

15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

PROJECT NAME

CLEVENGER CANYON
19109 HORIZON VIEW DRIVE
RAMONA, CALIFORNIA 92065

SAN DIEGO COUNTY

DRAWING DATES

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01/04/07 FINAL ZD'S (P4)

02/22/07 REVISED GATE (P5)

06/04/07 REMOVED ACCESS ROAD (P6)

06/06/07 COLOR BLEND WITH ROCK (P7)

06/07/07 FULL BRANCH COUNT NOTE (P8)

07/10/07 PLANNING COMMENTS (P9)

08/14/07 ADDED EXIST SEPTIC PLAN (P10)

SHEET TITLE

TITLE SHEET

T-1

JRA NO: 06361

P06-092; ER06-09-024

SITE PLAN KEYNOTES

- 1

PROPOSED VZW LEASE AREA 28'-0" X 30'-0"; SEE SHEET A-1.
- 2

EXISTING ACCESS ROAD.
- 3

EXISTING RESIDENCE.
- 4

EXISTING EASEMENTS; SEE SHEETS C-1 AND C-2.

SITE PLAN GENERAL NOTES

- A. SETBACKS:
SIDE: 15'
REAR: 25'
FRONT: 60'
SIDE FROM CENTER OF STREET: 35'
- B. EASEMENTS:
SEE SHEETS C-1 AND C-2.
- C. FREQUENCY:
OPERATING FREQUENCIES: 806-960 MHZ AND 1850-1990 MHZ.
- D. TOTAL IMPERVIOUS AREA BEFORE CONSTRUCTION: 4,080 SQ. FT.
TOTAL IMPERVIOUS AREA AFTER CONSTRUCTION: 4,608 SQ. FT.
- E. TOTAL AREA DISTURBED: WALL FOOTING: 1,520 SQ. FT.
UTILITY TRENCHING: 1,040 SQ. FT.
= 2,560 SQ. FT.
- F. TOTAL LEASE AREA: 840 SQ.FT.
- G. A/C UNIT MANUFACTURER MARVAIR. MODEL COMPAC II, AVP60ACA05C.
- H. GENERATOR MANUFACTURER GENERAC (30KVA). MODEL NUMBER (SD030) 4811-4.
- I. SITE CONTRACTOR TO CALL DIG ALERT (1-800-227-2600) TO LOCATE ANY AND ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
- J. EXISTING LANDSCAPE: 16± LIVE PINE TREES.

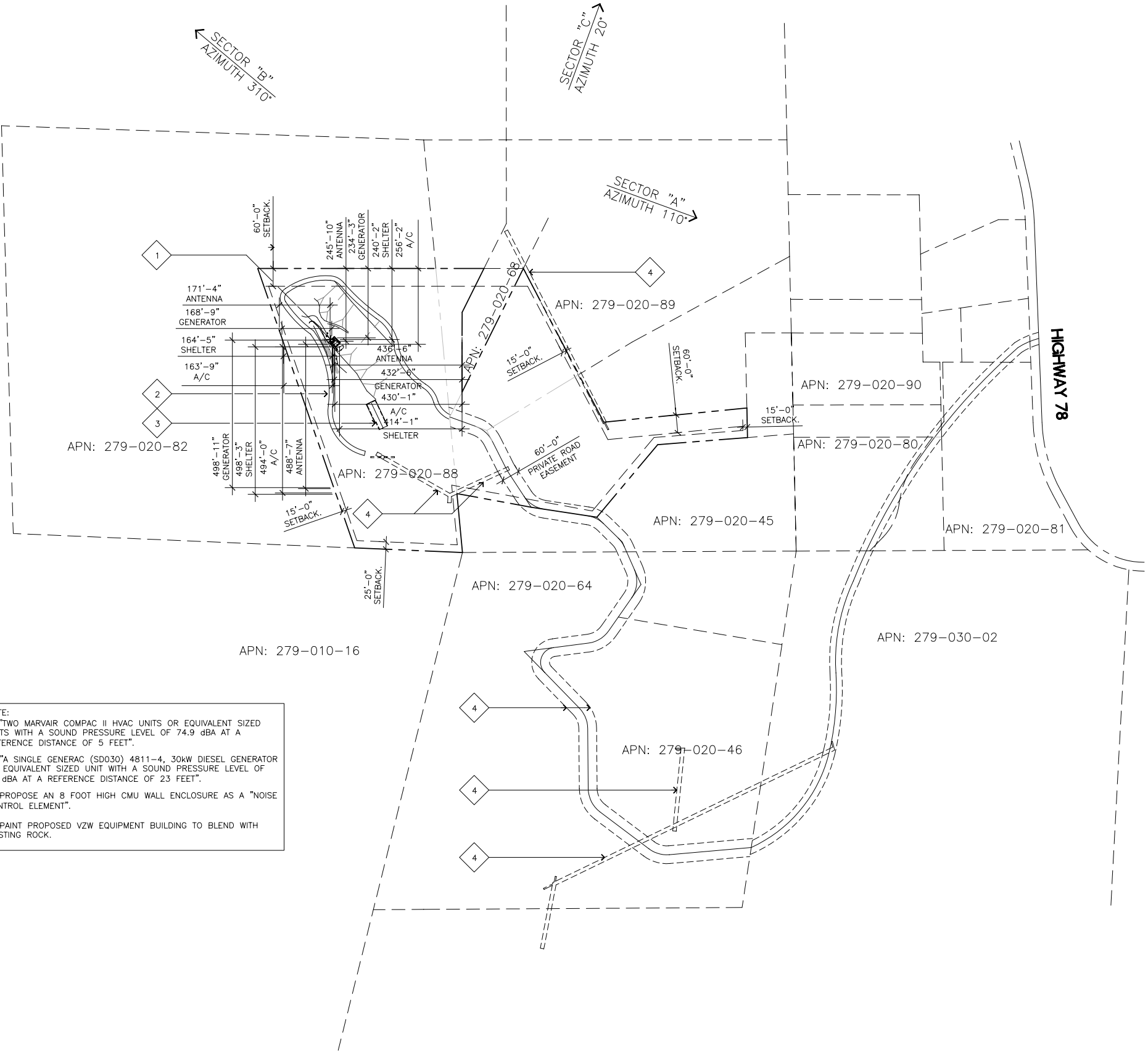
STORM WATER QUALITY NOTES
CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001.01 NPDES NO. CAS010875 ([HTTP://WWW.SWRCB.CA.GOV/RWQCB9/PROGRAMS/SD_STORMWATER.HTML](http://www.SWRCB.CA.GOV/RWQCB9/PROGRAMS/SD_STORMWATER.HTML)) AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE ([HTTP://CLERKDOC.SANNET.GOV/RIGHTSITE/GETCONTENT/LOCAL.PDF?DMW_OBJECTID=090014518008CC43](http://CLERKDOC.SANNET.GOV/RIGHTSITE/GETCONTENT/LOCAL.PDF?DMW_OBJECTID=090014518008CC43))

NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

1. SUFFICIENT BMPS MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMPS.
2. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS %40 OR GREATER.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
4. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

- NOTE:
1. "TWO MARVAIR COMPAC II HVAC UNITS OR EQUIVALENT SIZED UNITS WITH A SOUND PRESSURE LEVEL OF 74.9 dBA AT A REFERENCE DISTANCE OF 5 FEET".
2. "A SINGLE GENERAC (SD030) 4811-4, 30kW DIESEL GENERATOR OR EQUIVALENT SIZED UNIT WITH A SOUND PRESSURE LEVEL OF 66 dBA AT A REFERENCE DISTANCE OF 23 FEET".
3. PROPOSE AN 8 FOOT HIGH CMU WALL ENCLOSURE AS A "NOISE CONTROL ELEMENT".
4. PAINT PROPOSED VZW EQUIPMENT BUILDING TO BLEND WITH EXISTING ROCK.



SITE PLAN

SCALE:
1"=200'

0 100' 200'

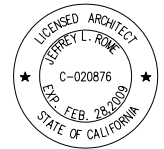
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PREPARED FOR
verizon wireless
15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

APPROVALS	
R.F.	
ZONING	
CONSTRUCTION	
SITE ACQUISITION	
OWNER APPROVAL	

PROJECT NAME
CLEVENGER CANYON
19109 HORIZON VIEW DRIVE
RAMONA, CALIFORNIA 92065

SAN DIEGO COUNTY

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08/14/07	ADDED EXIST SEPTIC PLAN (P10)

SHEET TITLE

SITE PLAN

A-0

ENLARGED EQUIPMENT PLAN KEYNOTES

- 1

PROPOSED VZW CMU BUILDING WITH SPANISH TILE TO MATCH EXISTING RESIDENCE. PAINT VZW CMU BUILDING TO BLEND WITH EXISTING ROCK.
- 2

PROPOSED VZW DRYWELL.
- 3

PROPOSED VZW POWER & TELCO PANELS.
- 4

PROPOSED VZW EMERGENCY GENERATOR.
- 5

PROPOSED VZW CABLE BRIDGE.
- 6

PROPOSED VZW GPS ANTENNA.
- 7

PROPOSED VZW EXHAUST FAN.
- 8

PROPOSED VZW MONOPINE TO HAVE FULL BRANCH COUNT, SOCKS OVER THE ANTENNAS AND EXTENDED BRANCHES; SEE ANTENNA PLAN DETAIL 1/A-1.1.
- 9

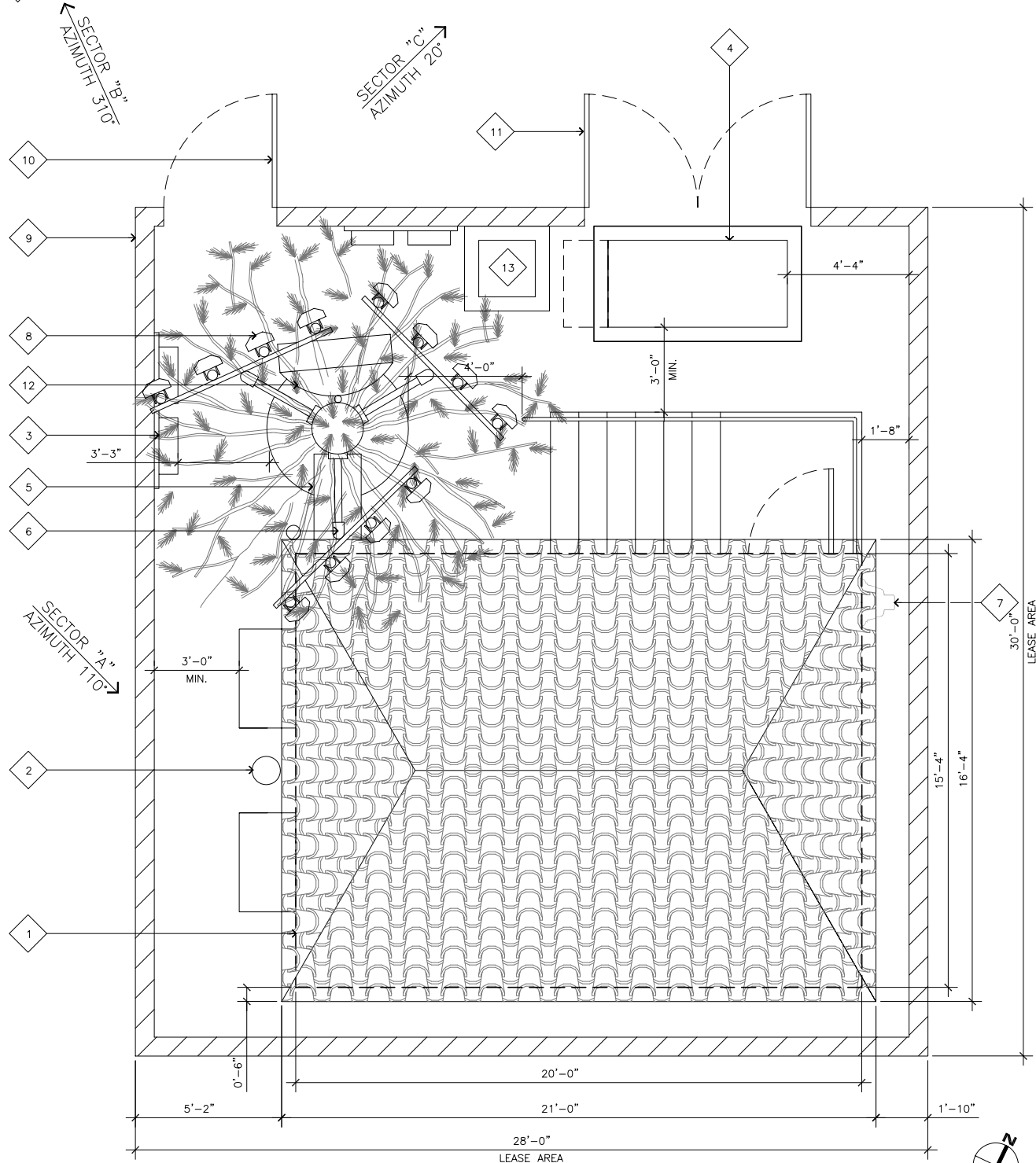
PROPOSED VZW BLOCK WALL ENCLOSURE.
- 10

PROPOSED VZW 4'-0" WIDE SOLID METAL ACCESS GATE. POST SIGNS PER CALIFORNIA FIRE CODE SECTION 6404.7.
- 11

PROPOSED VZW (2) 4'-0" WIDE SOLID METAL GATES.
- 12

PROPOSED VZW 4'-0" CAMOUFLAGED MICROWAVE ANTENNA.
- 13

PROPOSED VZW STEP-DOWN ELECTRICAL TRANSFORMER.



NOTE:
PROPOSED VZW (3) LIVE PINE TREES NOT SHOWN FOR CLARITY; SEE LANDSCAPE PLAN.

ENLARGED EQUIPMENT PLAN

SCALE:
3/8"=1'-0"

0

1'

2'

3'

3

ANTENNA PLAN

BSA-185065/8CF		AMPHENOL ANTEL, INC.	
FREQUENCY (MHZ)	1850 - 1990		
GAIN	17.5 dBi		
HORIZONTAL BW(°)	65		
VERTICAL BW(°)	7		
POLARIZATION	VERTICAL		
VSWR	≤1.4:1		
SIZE:LXWxD(INCH/MM)	48.6X6.5X2.0/ 1234X165X50		
CONNECTOR TYPE	NE, E-DIN 1 PORT		
CONNECTOR LOCATION	CENTER, BOTTOM, OR TOP		

LPD-6513		AMPHENOL ANTEL, INC.	
FREQUENCY (MHZ)	806 - 941		
GAIN	13 dBi		
HORIZONTAL BW(°)	65		
VERTICAL BW(°)	15		
POLARIZATION	VERTICAL		
SIZE:LXWxD(INCH/MM)	47.2X13.98X11.22/ 1200X355X285		
CONNECTOR TYPE	NE, E-DIN		
CONNECTOR LOCATION	CENTER		

ANTENNA SCHEDULE								
SECTOR	QUANTITY	AZIMUTH	(N) ANTENNAS	COAX	TOP OF ANTENNA	EST. LENGTH	TX/RX	DNTLT.
ALPHA	4	110° DEGREES	BSA-185065/8CF LPD-6513	7/8"	45.00 FT	48 FT	TX/RX	0° DEGREES
BETA	4	310° DEGREES	BSA-185065/8CF LPD-6513	7/8"	45.00 FT	48 FT	TX/RX	0° DEGREES
GAMMA	4	20° DEGREES	BSA-185065/8CF LPD-6513	7/8"	45.00 FT	48 FT	TX/RX	0° DEGREES

ANTENNA SCHEDULE AND SPECS

ANTENNA PLAN KEYNOTES

- 1

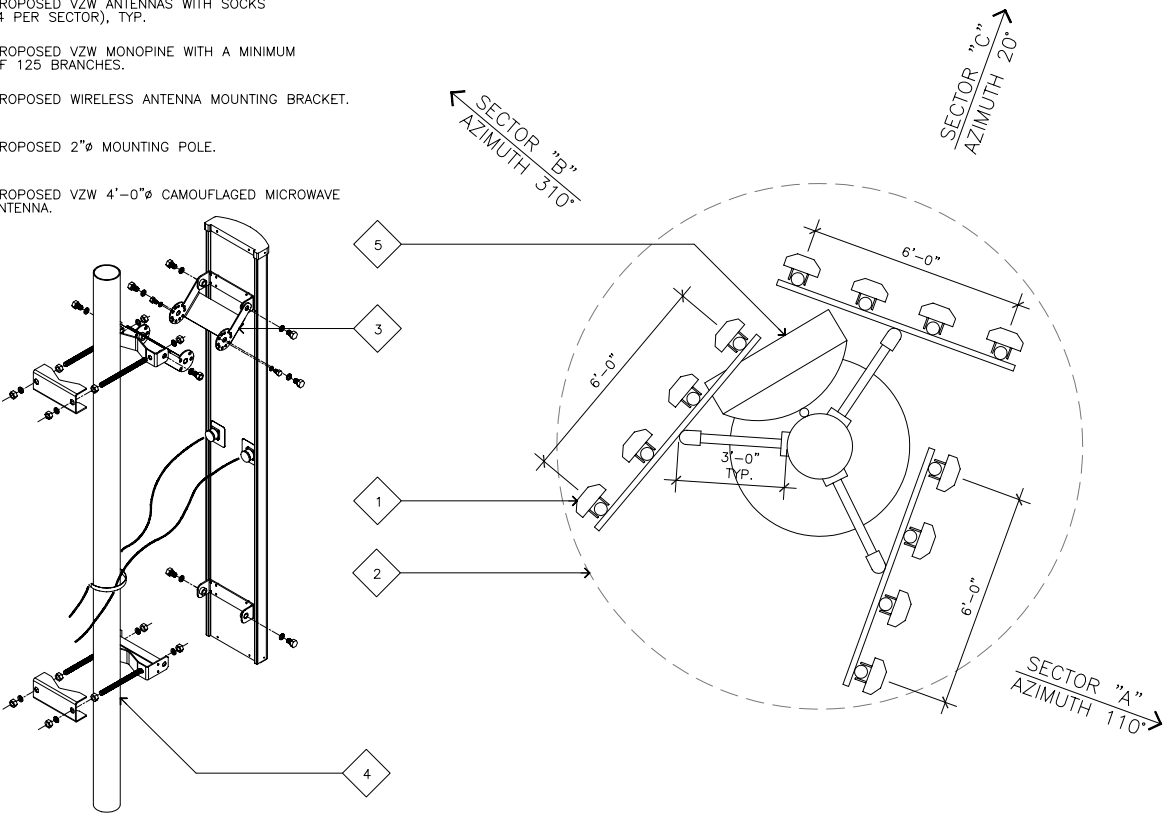
PROPOSED VZW ANTENNAS WITH SOCKS (4 PER SECTOR), TYP.
- 2

PROPOSED VZW MONOPINE WITH A MINIMUM OF 125 BRANCHES.
- 3

PROPOSED WIRELESS ANTENNA MOUNTING BRACKET.
- 4

PROPOSED 2" MOUNTING POLE.
- 5

PROPOSED VZW 4'-0" CAMOUFLAGED MICROWAVE ANTENNA.



NOTE:
DETAIL SHOWN FOR REFERENCE ONLY
SEE POLE MANUFACTURER DRAWINGS.

NOTE: PINE NEEDLES AND SOCKS OVER ANTENNAS
NOT SHOWN FOR CLARITY.

SCALE:
3/8"=1'-0"

0

1'

2'

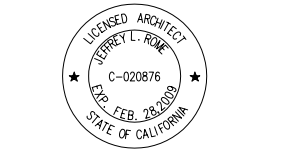
3'

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IRVINE, CALIFORNIA 92618

APPROVALS

R.F. _____

ZONING _____

CONSTRUCTION _____

SITE ACQUISITION _____

OWNER APPROVAL _____

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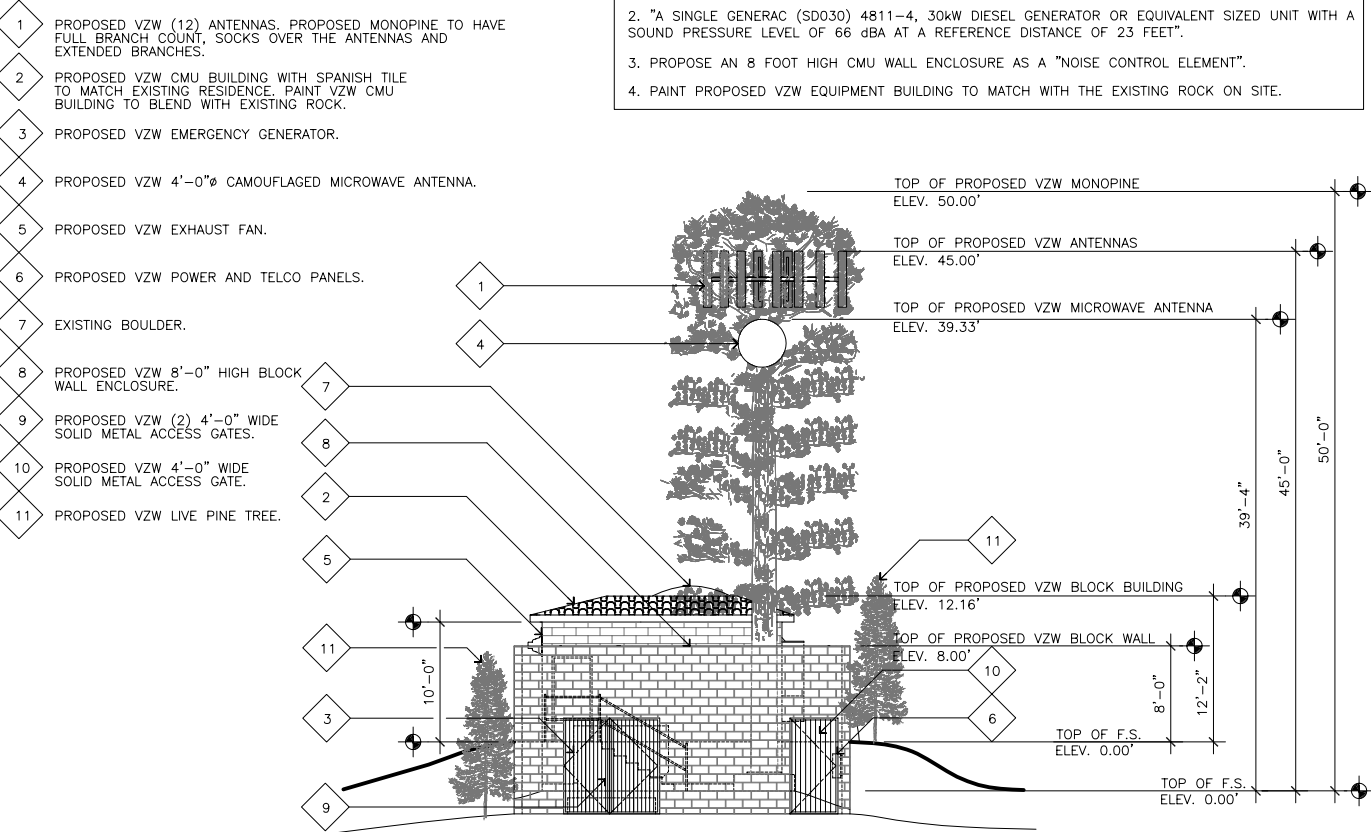
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SHEET TITLE
**ENLARGED EQUIPMENT PLAN,
ANTENNA PLAN,
AND ANTENNA
SCHEDULE AND SPECS**

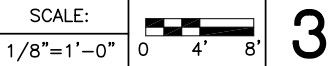
A-1.1

NORTHWEST ELEVATION KEYNOTES

NOTE:
1. "TWO MARVAIR COMPAC II HVAC UNITS OR EQUIVALENT SIZED UNITS WITH A SOUND PRESSURE LEVEL OF 74.9 dBA AT A REFERENCE DISTANCE OF 5 FEET".
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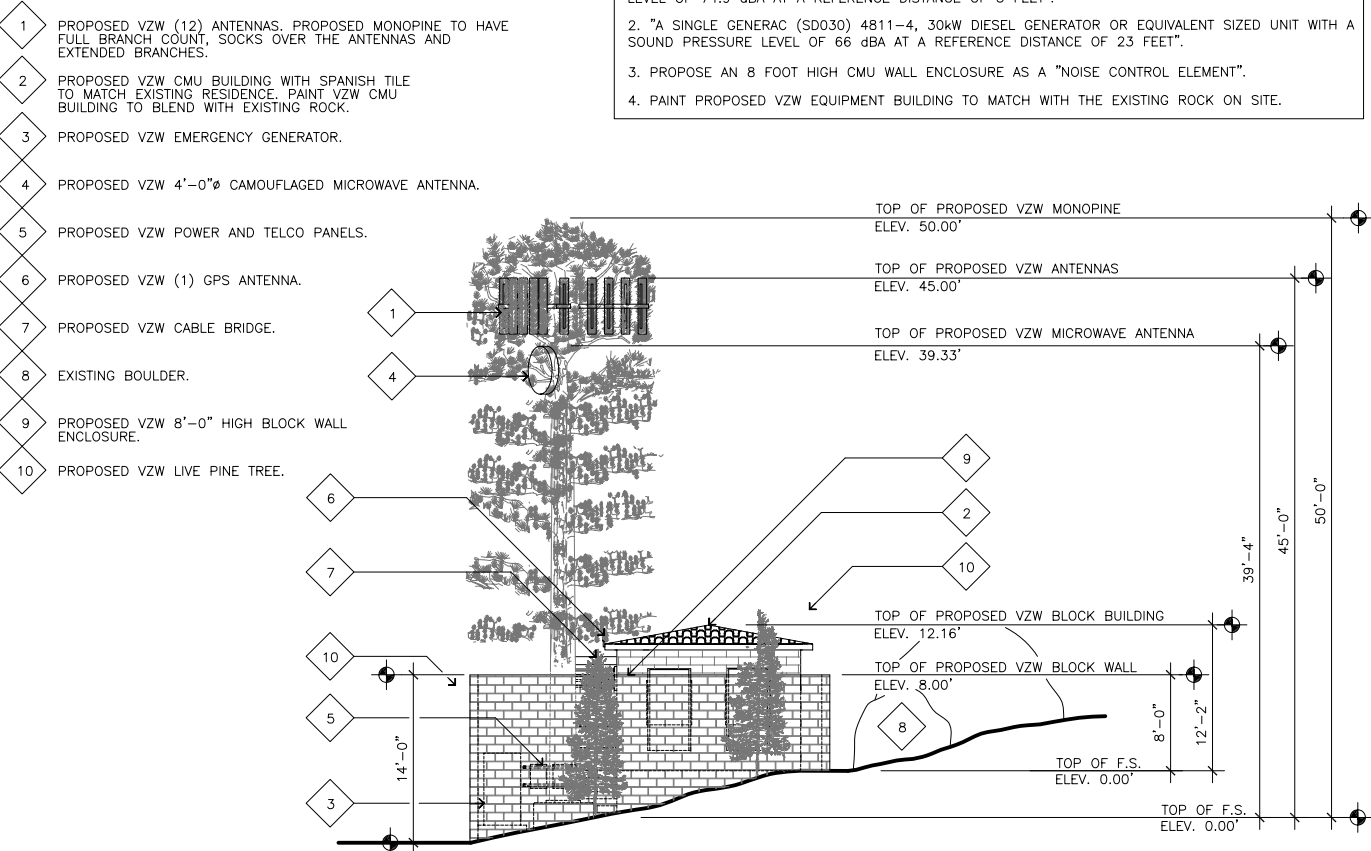


NORTHWEST ELEVATION

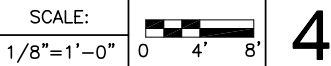


SOUTHWEST ELEVATION KEYNOTES

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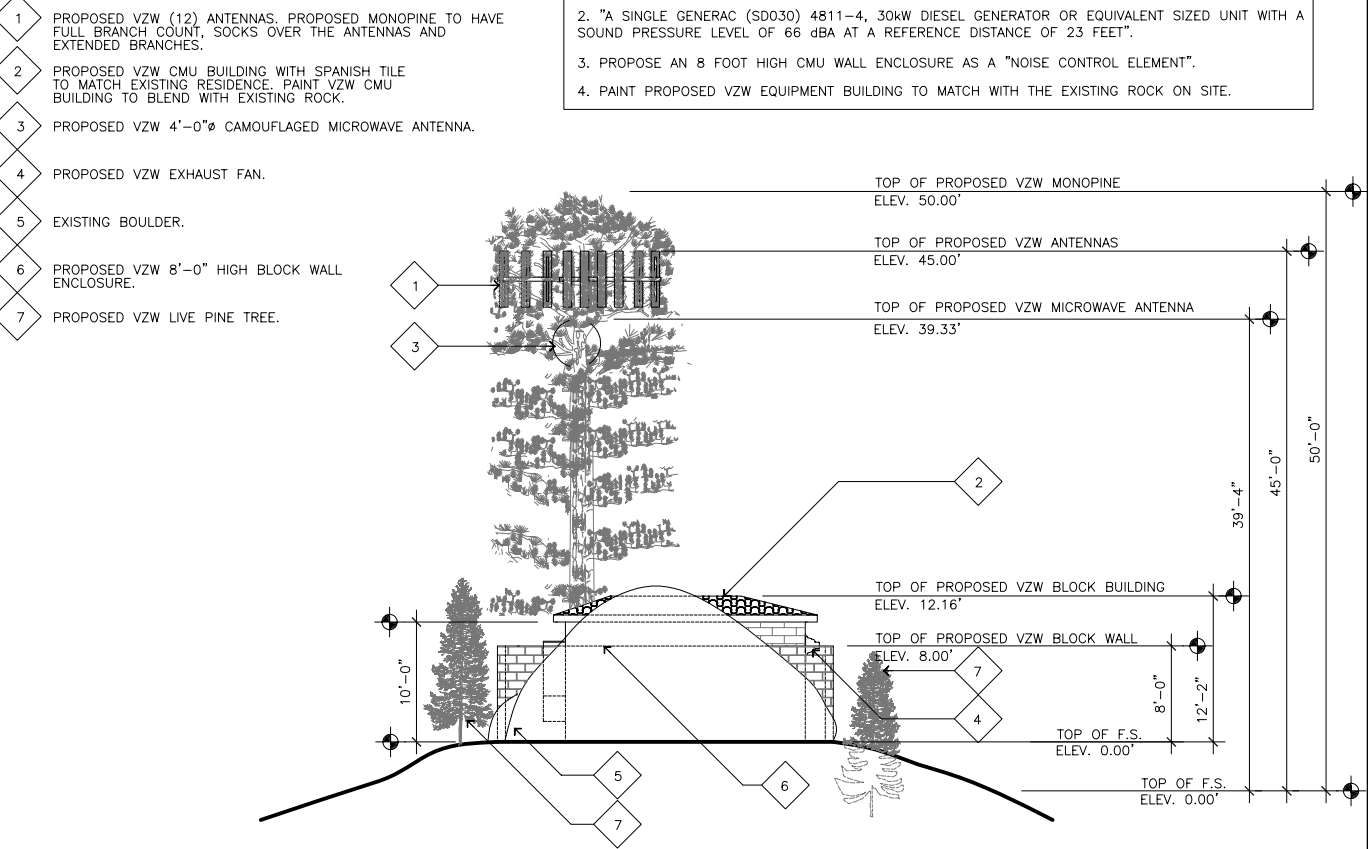


SOUTHWEST ELEVATION

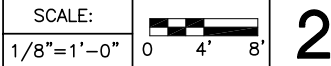


SOUTHEAST ELEVATION KEYNOTES

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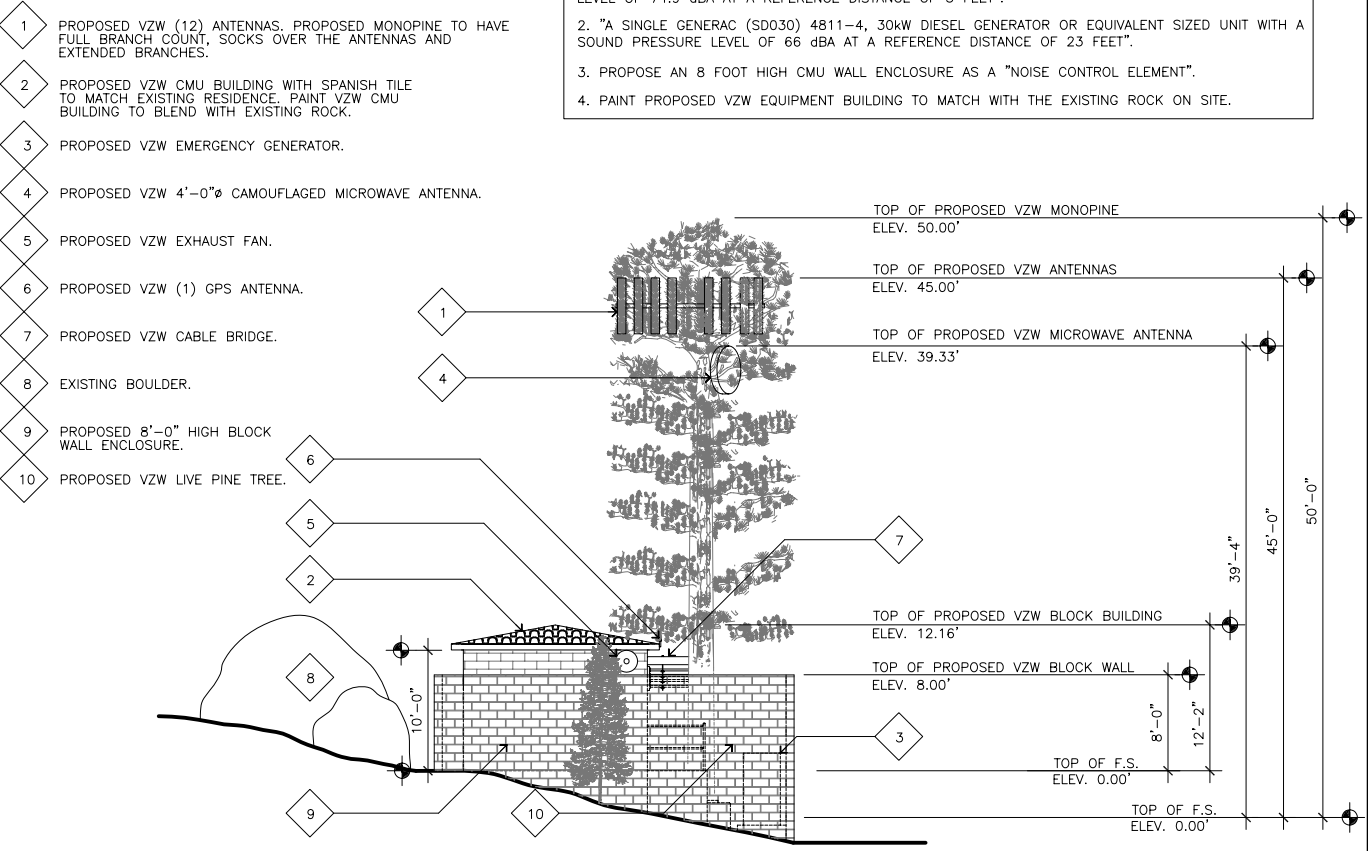


SOUTHEAST ELEVATION

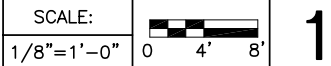


NORTHEAST ELEVATION KEYNOTES

NOTE:
1. "TWO MARVAIR COMPAC II HVAC UNITS OR EQUIVALENT SIZED UNITS WITH A SOUND PRESSURE LEVEL OF 74.9 dBA AT A REFERENCE DISTANCE OF 5 FEET".
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NORTHEAST ELEVATION



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APPROVALS

R.F.

ZONING

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SHEET TITLE
**NORTHEAST, SOUTHEAST,
NORTHWEST,
AND SOUTHWEST
ELEVATIONS**

A-2

GENERAL NOTES

- CONTRACTOR SHALL OBTAIN CLARIFICATION TO QUESTIONS RELATIVE TO THE DRAWING BEFORE SUBMITTING A BID.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS.
- CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE
- CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR CDST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UNDERGROUND ELEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFTS OR DAMAGE TO MATERIALS ONCE DELIVERED TO THE JOB SITE.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND LICENSES AND ASSURE THAT ALL WORK TO BE PERFORMED MEETS OR EXCEEDS ALL APPLICABLE CODES AND ORDINANCES OF PRIVATE OR GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION BETWEEN SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC. SHALL BE IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
- ALL PROGRESS INSPECTIONS CALLED FOR IN THE GENERAL CONDITIONS OF APPROVAL OR INDIVIDUAL SUB-SECTIONS SHALL BE COMPLETED BEFORE SUCCEEDING WORK IS STARTED. ANY WORK COVERED BEFORE REQUIRED INSPECTIONS ARE COMPLETED WILL BE EXPOSED FOR REVIEW AT THE CONTRACTOR'S EXPENSE.

IRRIGATION NOTES

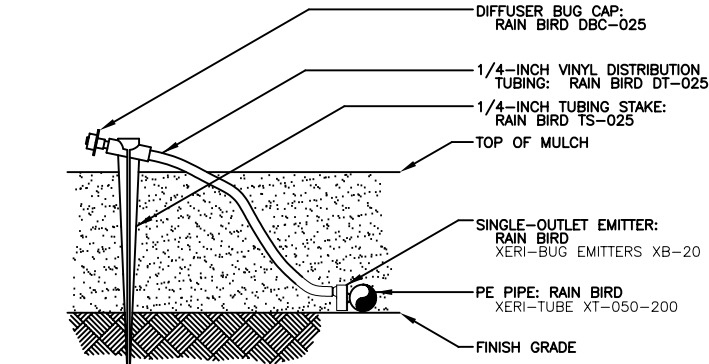
- DO NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED, WHEN IT IS OBVIOUS THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE BEFORE WORK IS INSTALLED, OTHERWISE THE CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY REQUIRED REVISIONS..
- IRRIGATION TO USE EXISTING 3/4" DEDICATED SOFT PVC TREE IRRIGAATION LATERAL AND CONTROLS.
- CONTRACTOR SHALL REMOVE EXISTING FLUSH VALVE AND EXTEND LATERAL, REPLACING COMPRESSION FLUSH VALVE AT BOTTOM OF NEW LATERAL.

- THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTEED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTIVE MATERIAL OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO COST TO THE OWNER.

PLANTING NOTES

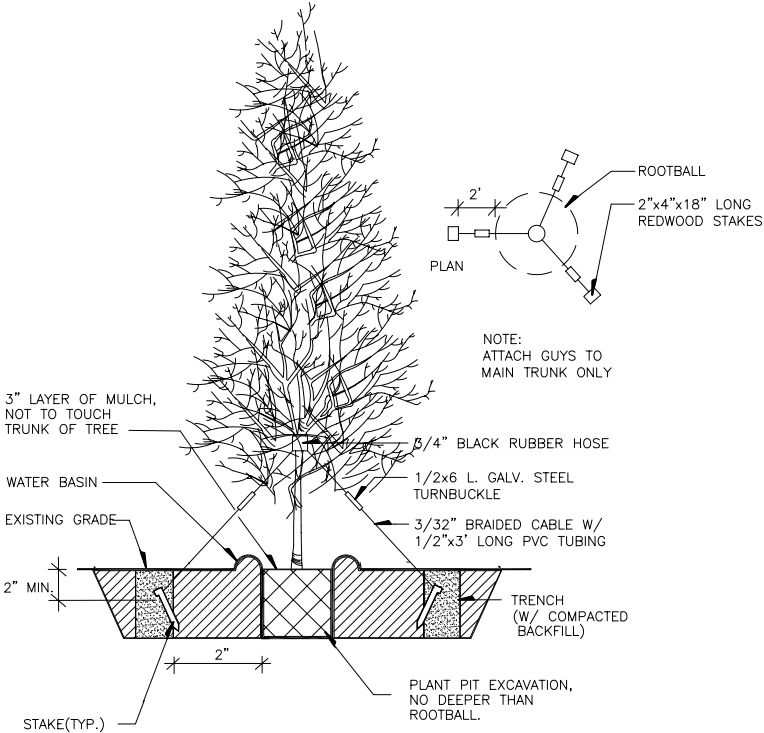
- THESE DESIGN DRAWINGS ARE DIAGRAMMATIC, SHOWING INTENDED LOCATIONS AND RELATIONSHIPS OF PLANTING ELEMENTS. FINAL SITE CONDITIONS, ALTERED DURING CONSTRUCTION MAY REQUIRE ADJUSTMENTS TO THE LAYOUT..
- ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL BY THE OWNER OR THEIR REPRESENTATIVE. CONTRACTOR SHALL SUBMIT A LIST OF AVAILABILITY FOR ALL BOXED TREES 30 DAYS BEFORE SCHEDULED PLANTING FOR APPROVAL AT THE NURSERY BY THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR FURNISHING PLANT MATERIAL FREE OF PEST OR DISEASES AND NORMAL IN FORM FOR THE SPECIES AND DESIGN CALLED FOR ON THE PLANS.
- THE APPROPRIATE SOIL AMENDMENT SHALL BE APPLIED TO ALL PLANTING AREAS PER THE SOIL AMENDMENT SCHEDULE ON THE PLANS.
- THE CROWN AREA OF TREES AND SHRUBS SHALL BE 2" HIGHER, AFTER SETTLING, THAT ADJACENT FINISHED GRADE..
- CONTRACTOR TO INCLUDE IN THE BID A PRICE FOR COMPLETE MAINTENANCE OF ALL WORK FOR 60 DAYS AFTER FINAL ACCEPTANCE BY THE OWNER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, KEEPING ALL AREAS WEED FREE, WATERED, PEST AND DISEASE FREE AND ALL OTHER WORK NECESSARY FOR HEALTHY, VIGOROUS AND CLEAN APPEARANCE.
- CONTRACTOR TO INCLUDE IN THE BID PRICE: ALL TREES SHALL BE GUARANTEED TO GROW IN A HEALTHY MANNER FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE END OF MAINTENANCE, ALL OTHER CONTAINER PLANTS SHALL BE GUARANTEED TO BE IN A HEALTHY CONDITION AT THE END OF THE 60 DAY MAINTENANCE PERIOD.

SOIL AMENDMENT SCHEDULE					
GENERAL SITE PREPARATION (WATER BASINS)					
3" SINGLE GRIND BARK SHAVINGS					
HYDROSEED TACKIFIER DRENCH					
PRE-EMERGENT HERBICIDE					
GENERAL PLANT PIT BACKFILL (PER CUBIC YARD)					
2/3 CUBIC YARD SITE TOP SOIL					
1/3 CUBIC YARD KELLOGG GROWMULCH					
2 POUNDS AGRICULTURAL GYPSUM					
8 POUNDS TRI-C 6-2-4+5% SULFUR					
GRO-POWER SLOW RELEASE TABLETS PER DETAIL					
	1G	5G	15G	24"	36"
7 GRAM 12-8-8	3	6	12	15	18
21 GRAM 20-10-5	1	2	4	5	6



NOTE:
1. USE RAIN BIRD BUG GUN MODEL EMA-BG TO INSERT EMITTER DIRECTLY INTO XERI-TUBE OR RAIN TUBE TUBING.

EMITTER / XERI-TUBE



TREE GUYING

ENLARGED SITE PLAN KEYNOTES

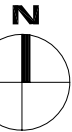
- PROPOSED PINUS HALEPENSIS ALEPPO PINE (3) 36" BOX - EARLY MATURE HEIGHT 25'
- EXISTING TREE IRRIGATION LATERAL TRPLACE FLUS CAP WITH ELBOW FOR LATERAL EXTENSION
- PROPOSED SOFT PVC LATERAL ON GRADE
- PROPOSED DRIP OUTLETS AT EACH PINE MINIMUM OF FIVE EVENLY DISTRIBUTED AROUND THE OUTER EDGE OF THE ROOTBALL
- PROPOSED NEW LOCATION FOR FLUSH CAP

LANDSCAPE PLAN

SCALE:

1"=20'

0 10' 20'



1

JRA

Jeffrey Rome & Associates, Inc.

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Phone: (949) 760-3929
Fax: (949) 760-3931

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.



PREPARED FOR

verizon wireless

15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

PROJECT NAME

CLEVENGER CANYON

19109 HORIZON VIEW DRIVE
RAMONA, CALIFORNIA 92065

SAN DIEGO COUNTY

DRAWING DATES

SHEET TITLE

LANDSCAPE PLAN

L-1

P06-094; ER06-09-024

JRA NO: 06361

LEGAL DESCRIPTION:

PARCEL B-1

ALL THAT PORTION OF LAND CONVEYED IN DEED TO JOHN S. KITCHIN, TRUSTEE OF THE KITCHIN FAMILY TRUST DATED 6-30-1992 RECORDED AUGUST 3, 1992 AS FILE NO. 1992-0483734 OF OFFICIAL RECORDS, BEING A PORTION OF PARCEL 4 OF PARCEL MAP NO. 4565, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MARCH 19, 1976 AS FILE NO. 76-081812, OF OFFICIAL RECORDS LYING SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID PARCEL 4, DISTANT THEREON SOUTH 87° 17' 13" EAST, 1,155.00 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 19° 08' 00" WEST, 1,000 FEET, MORE OR LESS, TO A POINT THAT IS WEST (SOUTH 90° WEST) OF A POINT IN THE WEST LINE OF PARCEL 1 OF PARCEL MAP 17589, FILED IN THE OFFICE OF THE COUNTY RECORDER SEPTEMBER 18, 1995 AS FILE NO. 1995-0414389 OF OFFICIAL RECORDS, SAID POINT LYING SOUTH 26° 27' 48" WEST 168 FEET FROM THAT CERTAIN ANGLE POINT IN SAID WEST BOUNDARY FORMED BY THOSE CERTAIN COURSES THEREIN BEARING NORTH 26° 27' 48" EAST AND NORTH 00° 04' 31" EAST; THENCE EAST 1,000 FEET, MORE OR LESS, TO SAID WEST LINE OF PARCEL MAP 17589.

TOGETHER WITH ALL THOSE PORTIONS OF PARCEL 4 OF PARCEL MAP NO. 10636, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 30, 1980 AS FILE NO. 80-364256, OF OFFICIAL RECORDS AND PARCEL 1 OF PARCEL MAP NO. 9263, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 18, 1979 AS FILE NO. 79-437382 OF OFFICIAL RECORDS LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF THE EASTERLY 156 FEET OF SAID PARCEL 1 OF PARCEL MAP 9263; THENCE ALONG THE WEST LINE THEREOF NORTH 01° 17' 02" WEST 100 FEET; THENCE SOUTH 84° 20' 01" WEST 486 FEET; THENCE NORTHWESTERLY 593 FEET, MORE OR LESS, TO A POINT IN THE NORTHWESTERLY LINE OF SAID PARCEL 4 OF PARCEL MAP 10636, DISTANT THEREON SOUTH 26° 09' 37" WEST 185 FEET FROM THAT CERTAIN ANGLE POINT THEREIN FORMED BY THE COURSES SOUTH 26° 20' 49" WEST AND NORTH 89° 19' 09" WEST.

EXCEPTING THEREFROM VARIOUS MINERALS AND RIGHTS, MORE PARTICULARLY SET FORTH IN PATENT RECORDED MARCH 12, 1953 IN BOOK 2532, PAGE 293 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

RESERVING THEREFROM AN EASEMENT AND RIGHT OF WAY, TOGETHER WITH THE RIGHT TO CONVEY SAME TO OTHERS FOR INGRESS AND EGRESS AND FOR CONSTRUCTION, MAINTENANCE AND REPAIR FOR ROAD, SEWER, WATER, GAS, POWER AND TELEPHONE LINES, TELEVISION CABLE AND APPURTENANCES THERETO, OVER, UNDER, ALONG AND ACROSS A STRIP OF LAND 32.00 FEET IN WIDTH LYING WITHIN PARCEL 4 OF PARCEL MAP NO. 4565, FILES IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MARCH 19,1976 AS FILE NO. 76-081812, OF OFFICIAL RECORDS, SAID PARCEL 4 BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 13, SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, THE CENTER LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 6, AS SAID LINE IS SHOWN AND DELINEATED ON PARCEL MAP MO. 10636, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON OCTOBER 30, 1980 AS FILE NO. 80-364256, OF OFFICIAL RECORDS, DISTANT THEREON NORTH 0° 02' 28" WEST 448.50 FEET FROM THE EAST QUARTER CORNER THEREOF, SAID POINT BEING ALSO A POINT IN THE SOUTHERLY BOUNDARY OF PARCEL MAP 4 OF SAID PARCEL MAP NO. 10636; THENCE WESTERLY ALONG SAID BOUNDARY NORTH 70° 08' 11" WEST 46.93 FEET TO THE MOST WESTERLY CORNER THEREOF; THENCE NORTH 41° 15' 13" WEST 212.07 FEET TO THE BEGINNING OF A TANGENT 170.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31° 26' 26" A DISTANCE OF 93.29 FEET TO THE BEGINNING OF A REVERSE 109.25 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 38° 33' 16" A DISTANCE OF 73.52 FEET; THENCE TANGENT TO SAID CURVE NORTH 48° 22' 03" WEST 216.16 FEET TO THE BEGINNING OF A TANGENT 85.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY; THENCE NORTHWESTERLY; WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH AND ANGLE OF 63° 18' 13" A DISTANCE OF 93.91 FEET; THENCE TANGENT TO SAID CURVE SOUTH 68° 19' 44" WEST 65.21 FEET TO THE BEGINNING OF A TANGENT 50.00 FOOT RADIUS CURVE, CONCAVE EASTERLY; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 65° 50' 05" A DISTANCE OF 57.45 FEET; THENCE SOUTH 81° 53' 28" WEST 53.97 FEET, MORE OF LESS, TO THE WEST LINE OF SAID LAND.

PARCEL B-2:

AN EASEMENT AND RIGHT OF WAY FOR INGRESS, ROAD AND UTILITY PURPOSES TO INCLUDE, BUT NOT LIMITED TO WATER, ELECTRICITY, TELEPHONE, GAS, SEWER AND INCIDENTALS THERETO OVER, UNDER, ALONG AND ACROSS A STRIP OF LAND 40.00 FEET IN WIDTH LYING WITHIN THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, WHICH LIES WESTERLY OF THE CENTER LINE OF THE ROAD KNOWN AS RELOCATION OF COUNTY HIGHWAY COMMISSION ROUTE 13, DIVISION 2 AND SOUTHERLY AND EASTERLY OF PARCEL MAP NO. 3614, ACCORDING TO MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, THE CENTER LINE OF SAID 40.00 FOOT STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF SAID COUNTY HIGHWAY COMMISSION ROUTE 15, DIVISION 2, DISTANT THEREON SOUTH 02° 05' 03" EAST 117.87 FEET FROM THE SOUTHEASTERLY CORNER OF PARCEL 3 OF SAID PARCEL MAP NO. 3614; THENCE SOUTH 72° 28' 27" WEST 74.32 FEET; THENCE SOUTH 49° 17' 27" WEST 94.13 FEET TO POINT WHICH LIES NORTH 89° 19' 45" EAST 209.70 FEET FROM THE EASTERLY LINE OF PARCEL 2, ACCORDING TO SAID PARCEL MAP NO. 3614, SAID POINT BEING 199.95 FEET FROM THE SOUTHERLY LINE OF SAID PARCEL 3.

PARCEL B-3:

AN EASEMENT AND RIGHT OF WAY FOR INGRESS, EGRESS, ROAD AND UTILITY PURPOSES TO INCLUDE, BUT NOT LIMITED TO WATER, ELECTRICITY, GAS, SEWER AND INCIDENTALS THERETO OVER, UNDER, ALONG AND ACROSS A STRIP OF LAND 40.00 FEET IN WIDTH LYING WITHIN THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, WHICH LIES WESTERLY OF THE CENTER LINE OF THE ROAD KNOWN AS RELOCATION OF COUNTY HIGHWAY COMMISSION ROUTE 15, DIVISION 2 AND SOUTHERLY AND EASTERLY OF PARCEL MAP NO. 3614, ACCORDING TO MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, THE CENTER LINE OF SAID 40.00 FOOT STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF SAID COUNTY HIGHWAY COMMISSION ROUTE 15, DIVISION 2, DISTANT THEREON SOUTH 02° 05' 03" EAST 117.87 FEET FROM THE SOUTHEASTERLY CORNER OF PARCEL 3 OF SAID PARCEL MAP NO. 3614; THENCE SOUTH 72° 28' 27" WEST 74.32 FEET; THENCE SOUTH 49° 17' 27" WEST 94.13 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 49° 17' 27" WEST 212.31 FEET; THENCE SOUTH 28° 41' 17" WEST 56.76 FEET; THENCE SOUTH 18° 29' 17" WEST 51.00 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL 2 OF SAID PARCEL MAP NO. 3614, DISTANT THEREON NORTH 01° 19' 43" WEST 363.07 FEET FROM THE SOUTHEAST CORNER THEREOF.

LEGAL DESCRIPTION CONTINUED:

PARCEL B-4:

AN EASEMENT AND RIGHT OF WAY FOR INGRESS, EGRESS, ROAD AND UTILITY PURPOSES TO INCLUDE, BUT NOT LIMITED TO WATER, ELECTRICITY, TELEPHONE, GAS, SEWER AND INCIDENTALS THERETO OVER, UNDER, ALONG AND ACROSS A STRIP OF LAND 40.00 FEET IN WIDTH LYING WITHIN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, THE CENTER LINE OF SAID 40.00 FOOT STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF PARCEL 2 OF PARCEL MAP NO. 3614, ACCORDING TO MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DISTANT NORTH 01° 19' 43" WEST 363.07 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 18° 24' 17" WEST 25.72 FEET; THENCE SOUTH 42° 13' 17" WEST 64.39 FEET; THENCE SOUTH 35° 26' 44" WEST 46.74 FEET; THENCE SOUTH 25° 17' 44" WEST 100.75 FEET; THENCE SOUTH 16° 39' 45" WEST 140.97 FEET; THENCE SOUTH 48° 22' 44" WEST 52.86 FEET TO A POINT ON THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER, DISTANT THEREON NORTH 87° 49' 04" EAST 289.42 FEET FROM THE SOUTHWEST QUARTER CORNER THEREOF.

PARCEL B-5:

AN EASEMENT AND RIGHT OF AWAY FOR INGRESS AND EGRESS FOR ROAD AND UTILITY PURPOSES TO INCLUDE, BUT NOT LIMITED TO WATER, ELECTRICITY, TELEPHONE, GAS AND SEWER AND INCIDENTALS THERETO OVER, UNDER, ALONG AND ACROSS A STRIP OF LAND 40.00 FEET IN WIDTH LYING WITHIN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, THE CENTER LINE OF SAID 40.00 FOOT STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, DISTANT THEREON NORTH 87° 49' 05" EAST 289.42 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH 48° 22' 41" WEST 68.80 FEET; THENCE SOUTH 18° 51' 21" WEST 300.66 FEET; THENCE SOUTH 0° 33' 39" EAST 263.24 FEET; THENCE SOUTH 10° 11' 46" WEST 104.46 FEET; THENCE SOUTH 20° 11' 46" WEST 123.06 FEET; THENCE SOUTH 28° 40' 21" WEST 81.41 FEET; THENCE SOUTH 35° 17' 21" WEST 75.27 FEET; THENCE SOUTH 46° 45' 21" WEST 42.06 FEET; THENCE SOUTH 64° 00' 00" WEST 108.90 FEET; THENCE SOUTH 85° 00' 00" WEST 22.90 FEET TO A POINT ON THE WESTERLY LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, DISTANT THEREON 8° 31' 20" WEST 205.10 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 85° 00' 00" EAST 22.90 FEET; THENCE SOUTH 06° 09' 12" EAST 24.10 FEET; THENCE SOUTH 26° 53' 15" EAST 35.81 FEET; THENCE SOUTH 27° 15' 30" EAST 65.66 FEET; THENCE SOUTH 13° 50' 45" WEST 66.81 FEET; THENCE SOUTH 54° 46' 15" WEST 48.39 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, DISTANT THEREON SOUTH 88° 46' 29" EAST 51.90 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 5,

PARCEL B-6:

AN EASEMENT AND RIGHT OF WAY INGRESS, EGRESS ROAD AND UTILITY PURPOSES TO INCLUDE, BUT NOT LIMITED TO WATER, ELECTRICITY, TELEPHONE, GAS, SEWER AND INCIDENTALS THERETO OVER, UNDER, ALONG AND ACROSS A STRIP OF LAND 40.00 FEET IN WIDTH LYING WITHIN THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, THE CENTER LINE OF SAID 40.00 FOOT STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER DISTANT THEREON NORTH 88° 46' 29" EAST 51.90 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH 54° 46' 15" WEST 3.00 FEET; THENCE SOUTH 57° 59' 45" WEST 29.89 FEET; THENCE NORTH 83° 54' 22" WEST 18.68 FEET TO A POINT ON THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, DISTANT THEREON SOUTH 8° 31' 20" WEST 20.00 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 5; THENCE SOUTH 88° 46' 29" WEST AND PARALLEL WITH THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 150.00 FEET.

PARCEL B-7:

AN EASEMENT FOR INGRESS AND EGRESS, UTILITIES AND INCIDENTAL THERETO OVER, UNDER, ALONG AND ACROSS THOSE PORTIONS OF PARCELS 2, 3, AND 4 OF SAID PARCEL MAP NO. 9263 SHOWN AND DELINEATED ON SAID MAP AS "PROPOSED PRIVATE ROAD EASEMENT".

EASEMENT NOTES:

EASEMENT(S) PLOTTED HEREON PER LANDAMERICA LAWYERS TITLE PRELIMINARY TITLE REPORT; ORDER NO. 07127371-19, DATED AS OF AUGUST 28, 2006.

4. AN EASEMENT FOR PRIVATE ROAD; RECORDED ON PARCEL MAP NO. 9263 FILED ON OCTOBER 18, 1979 IN BOOK OF PARCEL MAPS OF PAGE 9263. *(CONTAINED WITHIN HORIZON VIEW DRIVE)*

5. AN IRREVOCABLE OFFER FOR PUBLIC ROAD IN FAVOR OF THE COUNTY OF SAN DIEGO; RECORDED MARCH 17, 1976 AS INSTRUMENT NO. 76-078610 OF OFFICIAL RECORDS. *(CONTAINED WITHIN HIGHWAY 78)*

⑥. AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY; RECORDED APRIL 27, 1976 AS INSTRUMENT NO. 76-125118 OF OFFICIAL RECORDS.

7. AN EASEMENT FOR PROPOSED PRIVATE ROAD; RECORDED ON PARCEL MAP NO. 4565. *(CONTAINED WITHIN HORIZON VIEW DRIVE)*

8. AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY; RECORDED JUNE 29, 1976 AS INSTRUMENT NO. 76-202814 OF OFFICIAL RECORDS. *(CONTAINED WITHIN HORIZON VIEW DRIVE)*

11. AN EASEMENT FOR RIGHT OF WAY FOR ROAD AND PUBLIC UTILITY PURPOSES; RECORDED PARCEL MAPS NOS. 9263 AND 10636, (*SAID EASEMENT HAS BEEN GRANTED AND RESERVED IN VARIOUS DEEDS OF RECORD.*) *(CONTAINED WITHIN HORIZON VIEW DRIVE)*

12. AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY; RECORDED AUGUST 12, 1980 AS INSTRUMENT NO. 80-256304 OF OFFICIAL RECORDS. *(CONTAINED WITHIN HORIZON VIEW DRIVE)*

14. AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY; RECORDED NOVEMBER 25, 1980 AS INSTRUMENT NO. 80-397813 OF OFFICIAL RECORDS. *(CONTAINED WITHIN HORIZON VIEW DRIVE)*

⑮. AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY; RECORDED AUGUST 5, 1981 AS INSTRUMENT NO. 81-248305 OF OFFICIAL RECORDS.

⑰. AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY; RECORDED AUGUST 5, 1981 AS INSTRUMENT NO. 81-248306 OF OFFICIAL RECORDS.

18. AN EASEMENT FOR INGRESS AND EGRESS, ROAD AND UTILITY PURPOSES, INCLUDING BUT NOT LIMITED TO ELECTRIC POWER, TELEPHONE, GAS, WATER, SEWER AND CABLE TELEVISION LINES; RECORDED DECEMBER 31, 1985 AS INSTRUMENT NO. 85-498456 OF OFFICIAL RECORDS. *(SAID EASEMENT HAS BEEN RESERVED IN VARIOUS DEEDS OF RECORDS.) (CONTAINED WITHIN HORIZON VIEW DRIVE)*

19. AN EASEMENT FOR ROAD, SEWER, WATER, GAS, POWER AND TELEPHONE LINES, TELEVISION CABLE, GRANTED TO JEANNE MILLER; RECORDED DECEMBER 31, 1985 AS INSTRUMENT NO. 85-498456 OF OFFICIAL RECORDS. *(CONTAINED WITHIN HORIZON VIEW DRIVE)*

⑳. AN EASEMENT FOR WATER STORAGE TANK; RECORDED DECEMBER 31, 1985 AS INSTRUMENT NO. 85-498456 OF OFFICIAL RECORDS.

㉑. AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY; RECORDED OCTOBER 16, 1986 AS INSTRUMENT NO. 86-467551 OF OFFICIAL RECORDS.

22. AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY; RECORDED DECEMBER 20, 2001 AS INSTRUMENT NO. 2001-0938976 OF OFFICIAL RECORDS. *(NOT PLOTTABLE FROM THE PUBLIC RECORDS)*

○ DENOTES ITEM PLOTTED HEREON

COORDINATES: 

LATITUDE 33°04'27.54" N
LONGITUDE 116°54'37.92" W

NAD 1983 GEODETIC COORDINATES WERE ESTABLISHED USING SURVEY GRADE "ASHTECH" G.P.S. RECEIVERS AND ASHTECH SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.

BASIS OF BEARINGS:

ESTABLISHED BY G.P.S. OBSERVATIONS AND PROCESSED TO CALIFORNIA ZONE 6, STATE PLANE GRID COORDINATE SYSTEM OF 1983.

ASSESSOR'S IDENTIFICATION:

SAN DIEGO COUNTY A.P.N. 279-020-88

AREA:

19.50 ACRES PER SAN DIEGO COUNTY ASSESSOR

BENCH MARK:

U.S.G.S. BENCH MARK "BM 1755"

UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 2001" AS SHOWN ON THE "SAN PASQUAL" 7.5 MINUTE QUADRANGLE MAP.

ELEVATION: 1757.5 FEET A.M.S.L. (NAVD88)

TITLE REPORT IDENTIFICATION:

LANDAMERICA LAWYERS TITLE PRELIMINARY TITLE REPORT; ORDER NO. 07127371-19, DATED AS OF AUGUST 28, 2006.

DATE OF SURVEY:

SEPTEMBER 5, 2006

JRA

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PROPRIETARY INFORMATION

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APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

PROJECT NAME

CLEVENGER CANYON

PROJECT NUMBER

N/A

19109 HORIZON VIEW DR.
RAMONOA, CA 92065

SAN DIEGO COUNTY

DRAWING DATES

09/12/06 ISSUED FOR REVIEW (MDL)
12/11/06 ADDED TITLE INFO. (BH)

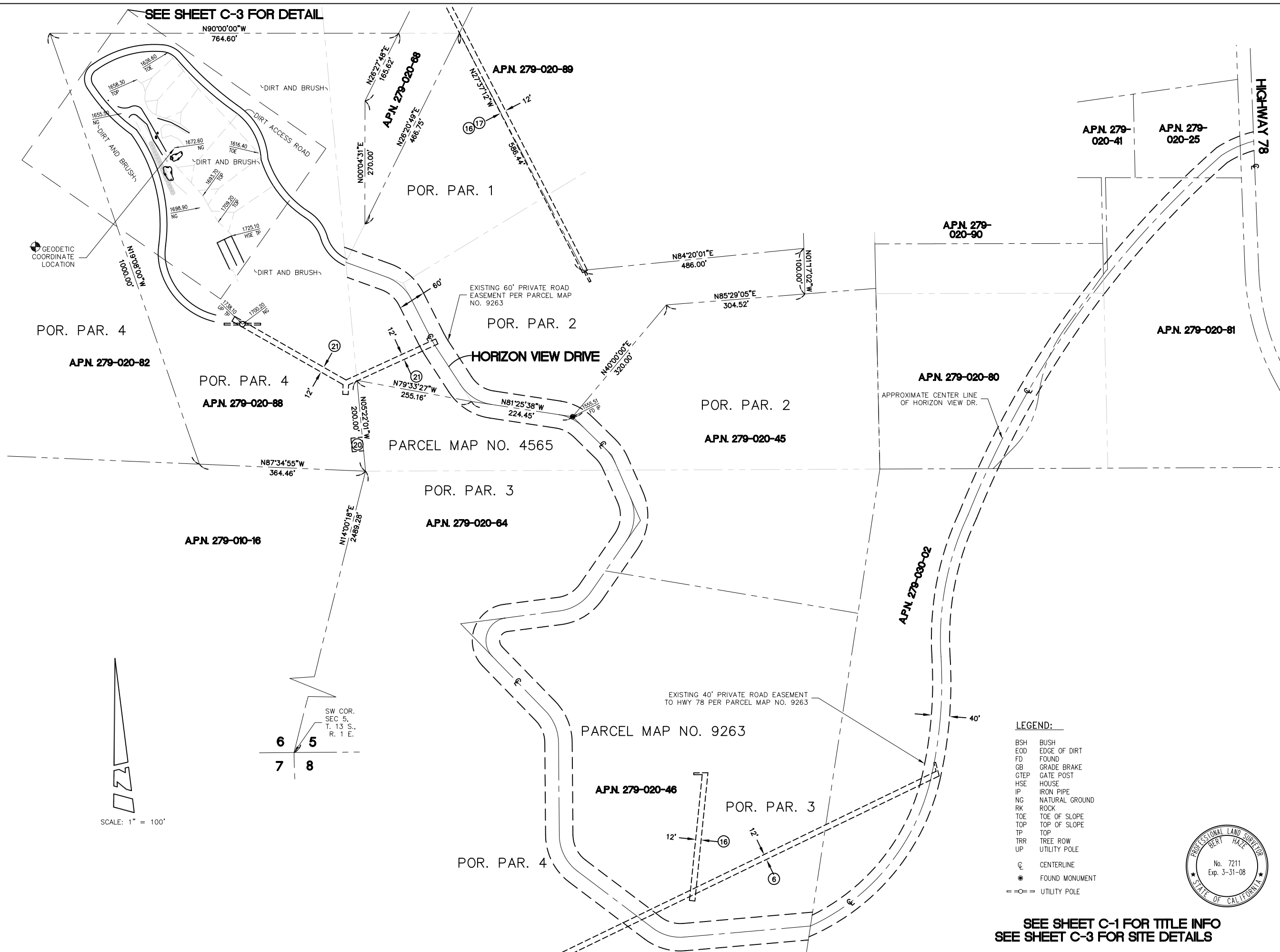
SHEET TITLE

TOPOGRAPHIC SURVEY



SEE SHEET C-2 FOR BOUNDARY INFO.
SEE SHEET C-3 FOR SITE DETAILS

C-1



SEE SHEET C-1 FOR TITLE INFO
SEE SHEET C-3 FOR SITE DETAILS

SHEET TITLE

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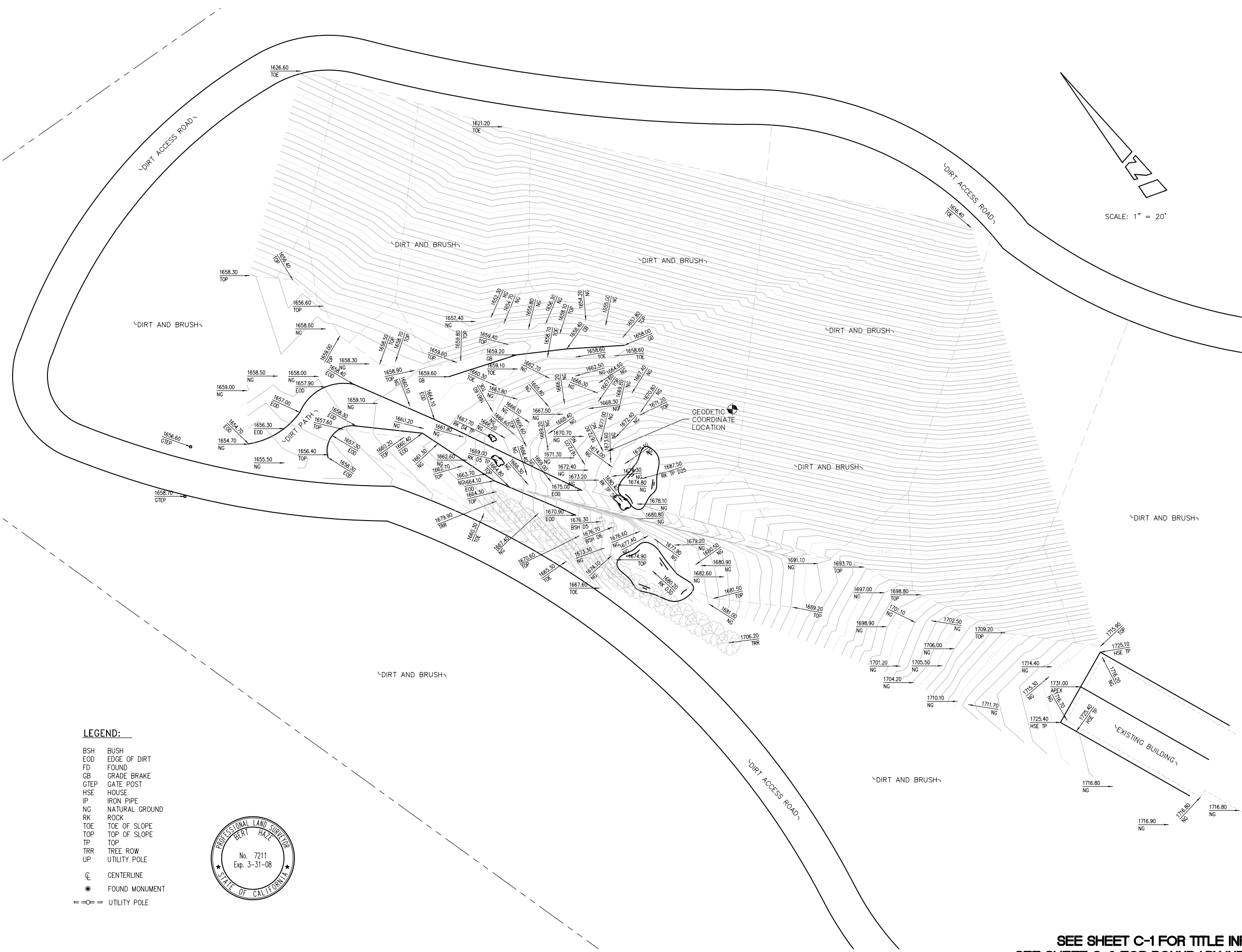
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SHEET TITLE

TOPOGRAPHIC SURVEY

C-3



LEGEND:

- BSH BUSH
- EOD EDGE OF DIRT
- FD FOUND
- GB GRADE BRAKE
- GTEP GATE POST
- HSE HOUSE
- IP IRON PIPE
- NG NATURAL GROUND
- RK ROCK
- TOE TOE OF SLOPE
- TOP TOP OF SLOPE
- TP TOP
- TRR TREE ROW
- UP UTILITY POLE
- CL CENTERLINE
- FOUND MONUMENT
- ==O== UTILITY POLE



SEE SHEET C-1 FOR TITLE INFO
SEE SHEET C-2 FOR BOUNDARY INFO